



City of San Antonio

Agenda Memorandum

File Number:21-3234

Agenda Item Number: 13.

Agenda Date: 5/4/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z-2021-10700059 S

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "L S MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Truck Repair and Maintenance with Outside Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 4, 2021

Case Manager: Justin Malone, Planner

Property Owner: Miguel Ortega

Applicant: Miguel Ortega

Representative: Ringney Mena

Location: 1621 South Callaghan Road

Legal Description: Lot P-13K, P-13L, & P-B12, TR M, C13, Block 62, NCB 13942

Total Acreage: 6.73

Notices Mailed

Owners of Property within 200 feet: 47

Registered Neighborhood Associations within 200 feet: Cable-Westwood

Applicable Agencies: Lackland AFB, Texas Department of Transportation

Property Details

Property History: A section of the subject property was annexed into the City of San Antonio on January 19, 1966, established by Ordinance 33954 and was originally zoned Temporary "R-1" Single Family Residence District. A portion of the property was rezoned from Temporary "R-1" Single Family Residence District to "B-2" Business District by Ordinance 77,475 dated February 25, 1993. Under the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the portion of the property zoned Temporary "R-1" Residential District converted to "R-6" Residential Single-Family District and the portion of the property zoned "B-2" Business District converted to "C-2" Commercial District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6", "C-2", "NP-10"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "R-6", "C-3R", "I-1"

Current Land Uses: Single Family Residential, Warehouse, Vacant Land

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "R-6", "C-2"

Current Land Uses: Single Family Residential, Vacant Land

Overlay and Special District Information:

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland. The "MLOD-2" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: South Callaghan Road

Existing Character: Arterial

Proposed Changes: None

Public Transit: VIA bus routes are not within walking distance of the subject property.

Routes Served: None

Traffic Impact: A Traffic Impact Analysis is required.

Parking Information: The parking minimum for a Truck Repair and Maintenance is 1 per 500 square feet GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Current: The current “C-2” Commercial District permits community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses include liquor stores, auto and light truck oil, lube, and tune-up, auto glass tinting, tire repair (sales and installation only), gas station, appliance sales and repair, and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The current “R-6” Residential Single-Family District permits medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed of areas containing single-family dwellings, mobile homes, as well as warehousing.

Proposed: The proposed “L” Light Industrial District provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Permitted uses include auto sales and repair, wrecker services, lumber yard and building materials, machine shop, and equipment and event rentals.

The “S” Specific Use Authorization would allow for Truck Repair and Maintenance with Outside Storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center but is within premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as “Agribusiness Tier” in the future land use component of the plan. The requested “L” Light Industrial base zoning is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed rezoning would allow a light industrial use adjacent to residential uses and zoning.

3. Suitability as Presently Zoned:

The current “R-6” and “C-2” zonings are appropriate for the property and surrounding area. The proposed “L” is an inappropriate zoning for the surrounding area due to the high amount of truck traffic and industrial uses with limited access to Callaghan Road. The proposed “L” zoning is not consistent with the existing “C-2” and “R-6” in the area.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare. The intensity of this industrial use will bring heavy trucks, noise, and potential pollution to the area.

5. Public Policy:

The subject site is located within the boundaries of the West/Southwest Sector Plan. The West/Southwest Plan designates the subject site as Agribusiness Tier, which contains residential farm homesteads and agricultural or light industrial uses that produce, process, or distribute agricultural products and conduct related agribusiness activities. Agribusiness Tier developments should be screened and buffered from adjoining non-industrial uses.

Relevant Goals and Policies of the Comprehensive Plan may include:

Goal LU-1: Land use patterns emphasize compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

LU-1.1: Limit encroachment of commercial uses into established low-density residential uses

LU-1.3: Ensure that high density/intensity land uses are buffered and screened to reduce the impact on lower density/intensity land uses that are nearby

6. Size of Tract:

The subject property is 6.73 acres, which could reasonably accommodate truck repair and maintenance with outside storage truck uses.

7. Other Factors:

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to the request.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is seeking a zoning change to allow for the existing use of a truck repair and maintenance business with outside storage business. The property owner previously attempted to rezone this property in September 2018 to “I-1” Industrial (Zoning Case Z-2018285), Staff and Zoning Commission recommended Denial. The case was withdrawn at City Council.